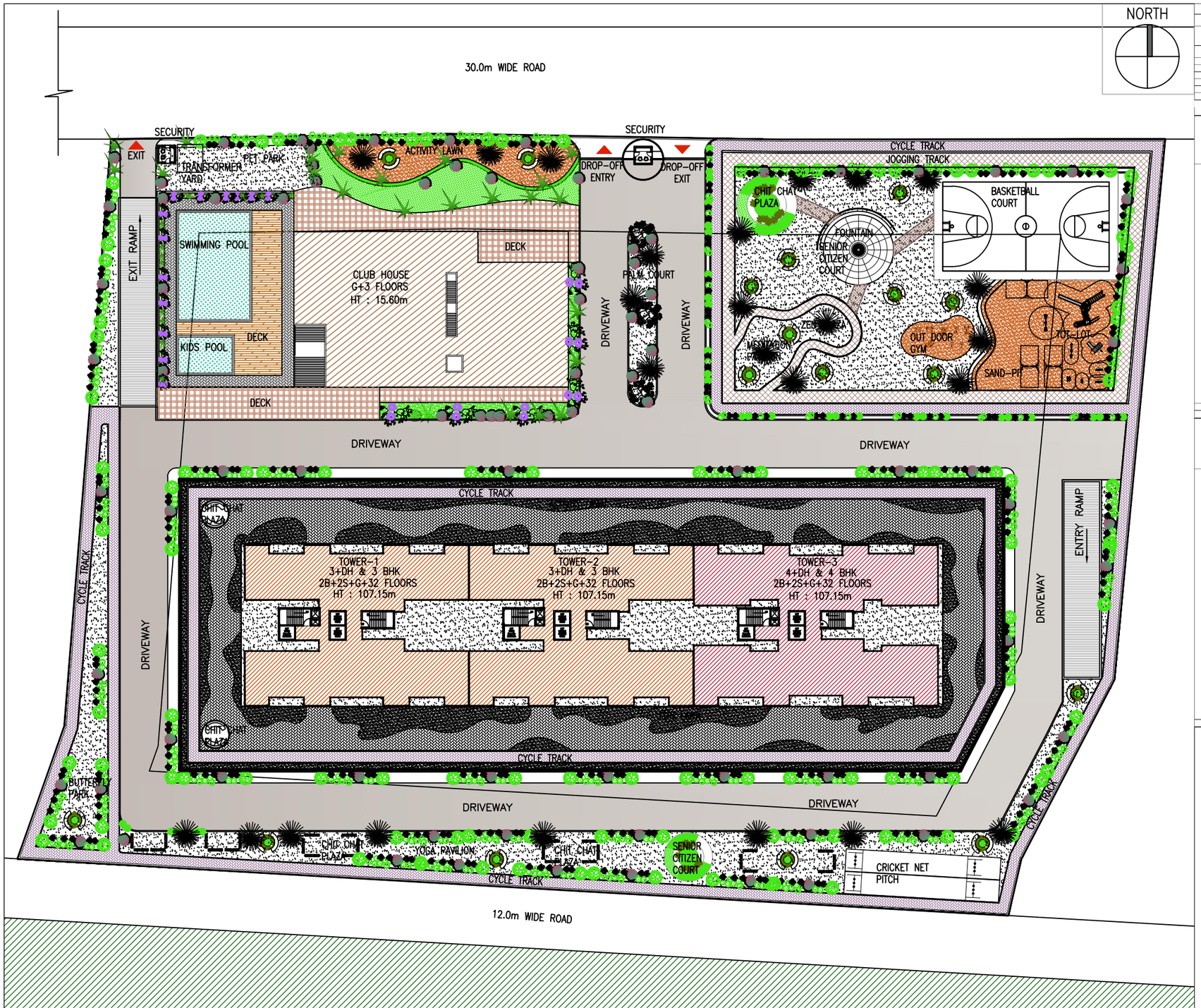


TOTAL SITE AREA = 22103.40 m² ( 5 Acres 18.47 Guntas)

AREA CALCULATION OF RESIDENTIAL BLOCKS

| FLOOR | GROSS AREA Sq.m | DEDUCTIONS IN Sq.m (O.T.S) | BUILT UP AREA Sq.m | DEDUCTIONS FOR FAR IN Sq.m Parking, Main Staircase & Head Room | NET FAR AREA Sq.m | NO OF UNITS |
|---|---|---|---|---|---|---|
| | A | B | C=A-B | D | E= A-B-D | F |
| Lower Basement Area | 10308.47 | 0 | 10308.47 | 10308.47 | 0 | 0 |
| Upper Basement Area | 10522.34 | 0 | 10522.34 | 10522.34 | 0 | 0 |
| 1st Level Stilt Parking | 6394.60 | 0 | 6394.60 | 6394.60 | 0.00 | 0 |
| 2nd Level Stilt Parking | 6394.60 | 0 | 6394.60 | 6394.60 | 0 | 0 |

Tower- 1, 3 - BHK + DH & 3 BHK

| FLOOR | GROSS AREA Sq.m | DEDUCTIONS IN Sq.m (O.T.S) | BUILT UP AREA Sq.m | DEDUCTIONS FOR FAR IN Sq.m Parking, Main Staircase & Head Room | NET FAR AREA Sq.m | NO OF UNITS |
|---|---|---|---|---|---|---|
| | A | B | C=A-B | D | E= A-B-D | F |
| Ground Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 1st Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 2nd Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 3rd Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 4th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 5th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 6th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 7th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 8th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 9th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 10th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 11th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 12th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 13th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 14th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 15th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 16th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 17th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 18th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 19th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 20th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 21st Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 22nd Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 23rd Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 24th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 25th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 26th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 27th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 28th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 29th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 30th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 31st Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 32nd Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 | 0 | 0 |
| TOTAL | 25721.19 | 0.00 | 25721.19 | 1670.46 | 24050.73 | 132 |

Tower- 2, 3 - BHK + DH & 3 BHK

| FLOOR | GROSS AREA Sq.m | DEDUCTIONS IN Sq.m (O.T.S) | BUILT UP AREA Sq.m | DEDUCTIONS FOR FAR IN Sq.m Parking, Main Staircase & Head Room | NET FAR AREA Sq.m | NO OF UNITS |
|---|---|---|---|---|---|---|
| | A | B | C=A-B | D | E= A-B-D | F |
| Ground Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 1st Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 2nd Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 3rd Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 4th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 5th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 6th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 7th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 8th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 9th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 10th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 11th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 12th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 13th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 14th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 15th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 16th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 17th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 18th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 19th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 20th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 21st Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 22nd Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 23rd Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 24th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 25th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 26th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 27th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 28th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 29th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 30th Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 31st Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| 32nd Floor | 779.43 | 0.00 | 779.43 | 50.62 | 728.81 | 4 |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| TOTAL | 25721.19 | 0.00 | 25721.19 | 1670.46 | 24050.73 | 132 |

Tower- 3 , 4 - BHK + DH & 4 BHK

| FLOOR | GROSS AREA Sq.m | DEDUCTIONS IN Sq.m (O.T.S) | BUILT UP AREA Sq.m | DEDUCTIONS FOR FAR IN Sq.m Parking, Main Staircase & Head Room | NET FAR AREA Sq.m | NO OF UNITS |
|---|---|---|---|---|---|---|
| | A | B | C=A-B | D | E= A-B-D | F |
| Ground Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 1st Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 2nd Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 3rd Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 4th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 5th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 6th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 7th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 8th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 9th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 10th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 11th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 12th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 13th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 14th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 15th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 16th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 17th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 18th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 19th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 20th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 21st Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 22nd Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 23rd Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 24th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 25th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 26th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 27th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 28th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 29th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 30th Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 31st Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| 32nd Floor | 863.23 | 0.00 | 863.23 | 53.06 | 810.17 | 4 |
| Terrace Floor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0 |
| TOTAL | 28486.59 | 0.00 | 28486.59 | 1750.98 | 26735.61 | 132 |

TOTAL AREA OF TOWER 1 + TOWER 2 + TOWER 3

| FLOOR | GROSS AREA Sq.m | DEDUCTIONS IN Sq.m (O.T.S) | BUILT UP AREA Sq.m | DEDUCTIONS FOR FAR IN Sq.m Parking, Main Staircase & Head Room | NET FAR AREA Sq.m | NO OF UNITS |
|---|---|---|---|---|---|---|
| | A | B | C=A-B | D | E= A-B-D | F |
| TOTAL | 79928.97 | 0.00 | 79928.97 | 5091.90 | 74837.07 | 396.00 |

TOTAL AREA OF TOWER-1+TOWER-2+TOWER-3+PARKING AREAS

| FLOOR | GROSS AREA Sq.m | DEDUCTIONS IN Sq.m (O.T.S) | BUILT UP AREA Sq.m | DEDUCTIONS FOR FAR IN Sq.m Parking, Main Staircase & Head Room | NET FAR AREA Sq.m | NO OF UNITS |
|---|---|---|---|---|---|---|
| | A | B | C=A-B | D | E= A-B-D | F |
| | 113548.98 | 0.00 | 113548.98 | 38711.91 | 74837.07 | 396.00 |

RECREATION CENTER

| FLOOR | GROSS AREA Sq.m | DEDUCTIONS IN Sq.m (O.T.S) | BUILT UP AREA Sq.m | DEDUCTIONS FOR FAR IN Sq.m Parking, Main Staircase & Head Room | NET FAR AREA Sq.m |
|---|---|---|---|---|---|
| | A | B | C=A-B | D | E= A-B-D |
| Ground Floor | 1131.40 | 0.00 | 1131.40 | 22.52 | 1108.88 |
| 1st Floor | 1131.40 | 122.80 | 1008.60 | 22.52 | 986.08 |
| 2nd Floor | 1131.40 | 122.80 | 1008.60 | 22.52 | 986.08 |
| 3rd Floor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4th Floor | 1131.40 | 572.80 | 558.60 | 23.80 | 534.80 |
| Terrace Floor | 45.71 | 0.00 | 0.00 | 23.80 | 0.00 |
| TOTAL | 4571.31 | 818.40 | 3707.20 | 115.16 | 3615.84 |

TOTAL AREA OF ALL TOWERS-A+ PARKING AREAS +RECREATION CENTRE

| FLOOR | GROSS AREA Sq.m | DEDUCTIONS IN Sq.m (O.T.S) | BUILT UP AREA Sq.m | DEDUCTIONS FOR FAR IN Sq.m Parking, Main Staircase & Head Room | NET FAR AREA Sq.m | NO OF UNITS |
|---|---|---|---|---|---|---|
| | A | B | C=A-B | D | E= A-B-D | F |
| | 118120.29 | 818.40 | 117256.18 | 38827.07 | 78452.91 | 396.00 |

GROUND COVERAGE CALCULATIONS

| | | | | |
|---|---|---|---|---|
| SITE AREA | 22103.40 m² | | | |
| GROUND COVERAGE | PLINTH AREA X100 | 7526.00 X100 | 34.05% | |
| | SITE AREA | 22103.40 | | |
| ALLOWABLE GROUND COVERAGE | 65% | | | |
| ACHIEVED GROUND COVERAGE | 34.05% | | | |

F.A.R. CALCULATIONS

| | | | |
|---|---|---|---|
| SITE AREA | 22103.40 | m² | |
| F.A.R. SITE AREA | 22103.40 | | |
| F.A.R | NET FAR AREA | 78,452.91 | 3.55 |
| | FAR SITE AREA | 22103.40 | |
| ALLOWABLE F.A.R. | 3 | | |
| PREMIER F.A.R. | 0.3 | | |
| TOTAL ALLOWABLE F.A.R. (3*0.3=0.9) (3+0.9=3.9) | 3.9 | | |
| ACHIEVED F.A.R. | 3.55 | | |

NOTE : FURNITURE'S ARE INDICATIVE ONLY, NOT IN SCOPE.

NOTE : FOR DETAILED SPECIFICATIONS REFER TENDER DOCUMENT

FOR TENDER PURPOSE

PARKING REQUIREMENTS :

| | |
|---|---|
| NO. OF PARKING REQUIRED | = 792 |
| NO. OF VISITORS PARKING REQUIRED | = 80 |
| TOTAL NO. OF PARKING ACHIEVED | = 872 |

AUTHORIZED CLIENT:

BANGALORE DEVELOPMENT AUTHORITY
OFFICE OF THE EXECUTIVE ENGINEER
T.CHOWDAIAH ROAD, KUMARAPARK WEST,
BENGALURU – 560020

DRAWING TITLE:

SITE PLAN

PROJECT TITLE:

PROPOSED CONSTRUCTION OF 3 BHK+DH, 3BHK, 4BHK+DH, 4 BHK HOUSING PROJECT & RECREATION CENTER AT KALATHAMMANAHALLI (Dr.Shivaram Karanth Layout) SY NO 46, 47, 42 , 43,&47/4 KALATHAMMANAHALLI BANGALORE

| SIZE–A3 | DATE: 15/04/2025 |
|---|---|
| DRAWING NUMBER | REV |
| A–01 | T0 |